



*The*  
**Village of East Troy**

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March 4, 2016

Re: Property Reevaluation 2016

Dear Village of East Troy Property Owner:

The Village of East Troy contracted with Associated Appraisal for a reevaluation of all properties during 2016. There are several reasons for this decision. First, the last full reevaluation was in 2002 with a market update in 2007. Due to the amount of time that has elapsed since the last full reevaluation it is apparent records need updating.

Second, as you are likely aware the assessment is used as a basis for calculation of your property taxes. Due to this fact, it is important that we ensure properties are fairly and equitably assessed.

Finally, we need to comply with State requirements. The State of Wisconsin requires the assessed value of each major class of property to be within 10% of the full value in one of the prior four years. We have received a non-compliance notice from the State, which requires us to take action to address the issue. To clarify this, properties are classified into categories with the most common being residential or commercial. If any one category of property is not within the 10%, it can trigger the municipality to be in non-compliance.

We anticipate you will receive a letter from Associated Appraisal by late April regarding the reevaluation of your property. During the month of May staff from Associated Appraisal will be performing property inspections.

Once assessments are complete you will receive a notice with your updated assessed value including important information regarding how to contact the assessor and the procedure for objecting to an assessment.

For more information regarding the property assessment and tax process, please view the Department of Revenue Guide for Property Owners at <https://www.revenue.wi.gov/pubs/slf/pb060.pdf> . If you have questions during this process, please feel free to contact our office at 262-642-6255 or Associated Appraisal at 1-800-721-4157.

Best Regards,

Eileen Suhm  
Administrator